SNAPSHOT of HOME Program Performance--As of 03/31/11 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Muskegon State: MI

PJ's Total HOME Allocation Received: \$6,263,452 PJ's Size Grouping*: C PJ Since (FY): 1994

					Nat'l Ranking (Percentile):*	
Category	PJ	State Average	State Rank	Nat'l Average	Group C	Overall
Program Progress:			PJs in State: 20			
% of Funds Committed	100.00 %	92.84 %	1	97.21 %	100	100
% of Funds Disbursed	99.88 %	87.32 %	2	90.53 %	91	94
Leveraging Ratio for Rental Activities	0.33	3.26	15	4.97	9	6
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	88.52 %	1	85.01 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	85.91 %	70.04 %	6	73.71 %	68	71
_ow-Income Benefit:						
% of 0-50% AMI Renters to All Renters	75.90 %	87.69 %	14	81.48 %	29	26
% of 0-30% AMI Renters to All Renters***	56.63 %	52.92 %	8	45.54 %	67	0
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	93.98 %	97.68 %	18	96.14 %	24	22
Overall Ranking:		In St	ate: 9 / 20	Nation	nally: 53	
HOME Cost Per Unit and Number of Completed	Units:					
Rental Unit	\$13,745	\$27,073		\$28,248	83 Units	29.50
Homebuyer Unit	\$32,385	\$17,624		\$15,487	176 Units	62.60
Homeowner-Rehab Unit	\$6,630	\$22,824		\$0	22 Units	7.80
TBRA Unit	\$0	\$5,461		\$3,211	0 Units	0.00

^{* -} A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

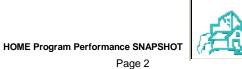
C = PJ's Annual Allocation is less than \$1 million (287 PJs)

 $^{^{\}star\star}$ - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

^{***-} This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units												
Participating Jurisdiction (PJ): Muske	gon		N	ΛI								
Total Development Costs: (average reported cost per unit in HOME-assisted projects) PJ: State:* National		\$18,325 \$80,979 \$101,183	\$75,827 \$74,631 \$78,322	\$9,062 \$19,584 \$24,013		ting Expenses: PJ: If allocation) National Avg: Cost Index: 0.89	3.8 % 1.2 %					
RACE: White: Black/African American: Asian: American Indian/Alaska Native: Native Hawaiian/Pacific Islander: American Indian/Alaska Native and White: Asian and White: Black/African American and White: American Indian/Alaska Native and Black: Other Multi Racial: Asian/Pacific Islander:	Rental % 44.9 47.4 0.0 1.3 0.0 0.0 1.3 1.3 0.0 0.0	29.0 63.1 0.0 0.6 0.6 0.0 0.0 0.0 1.1	Homeowner % 36.4 63.6 0.0 0.0 0.0 0.0 0.0 0.0 0.	0.0 Singl 0.0 Elder 0.0 Relate	ted/Single Parent: ted/Two Parent:	Rental % Homebuyer % Homeowner % 37.2 35.8 9.1 6.4 4.0 81.8 34.6 31.3 4.5 10.3 26.1 0.0 11.5 2.3 4.5	7 TBRA % 0.0 0.0 0.0 0.0					
ETHNICITY: Hispanic HOUSEHOLD SIZE: 1 Person: 2 Persons: 3 Persons: 4 Persons: 5 Persons: 6 Persons: 7 Persons:	33.3 33.3 14.1 11.5 5.1 2.6	5.1 19.3 19.9 21.6 20.5 11.9 5.1	0.0 77.3 9.1 4.5 9.1 0.0 0.0 0.0	0.0 Section 0.0 HOMI 0.0 Other	E TBRA:	3.8 0.0 4 0.0 21.8 74.4						

8 or more Persons:



of Section 504 Compliant Units / Completed Units Since 2001

0.0

0.6

0.0

^{*} The State average includes all local and the State PJs within that state

^{**} The National average includes all local and State PJs, and Insular Areas

[#] Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

— HOME PROGRAM — SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Muskegon State: MI Group Rank: 53 (Percentile)

State Rank: 9 / 20 PJs Overall Rank:

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR DESCRIPTION THRESHOLD* PJ RESULTS **RED FLAG** 4 % OF COMPLETED RENTAL < 79.77% 100 DISBURSEMENTS TO ALL RENTAL COMMITMENTS % OF COMPLETED CHDO 5 < 57.73% 85.91 DISBURSEMENTS TO ALL CHDO RESERVATIONS % OF RENTERS BELOW 75.9 6 < 70%** 50% OF AREA MEDIAN INCOME % OF OCCUPIED RENTAL 8 < 92.23% 93.98 UNITS TO ALL RENTAL

> 2.200

"ALLOCATION-YEARS" NOT DISBURSED***



0.02

UNITS

^{*} This Threshold indicates approximately the lowest 20% of the PJs

^{**} This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

^{***} Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.